



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0019-25

RECEIVED:



- ☐ Administrative Variance Public
☒ Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: 0' Setback from private easement where 25' is Code

- | | |
|---|--|
| <input type="checkbox"/> Front yard setback | <input type="checkbox"/> Rear yard setback |
| <input type="checkbox"/> Side yard setback | <input type="checkbox"/> Water front setback |

The applicant is requesting a _0' _____ foot setback to allow for the construction of:
(Specify the type of structure and use) Replacement accessory structure.

- ☒ Other (Please specify) See Attachment for more detail.

APPLICANT INFORMATION:

Landowner's name

Mailing address

City: Punta Gorda

State: FL

Zip code: 33982

Telephone:

om

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm

Company name:

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:17	Township:56N	Range:1E	Parcel acreage:0.99 Acres
Parcel # (s): RP0047800109A0A			
Legal description: 17-56N-1E WALSTONS LAKE LOTS 1ST ADDN LOT 9A REPLAT LOT 9 BLOCK 1 SIDELINES EXTENDED			
Current landowner's name: Daniel Pantano / Stacy Bjordahl			
Current zoning: Rural 10		Current use: 537 Res Improv Cat 15	
What zoning districts border the project site?			
North: Rural 10		East: Rural 10	
South: Rural 10		West: Rural 10	
Comprehensive plan designation: Rural Res 5-10			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 20 A Bare Forest Land			
South: Lake			
East: 0.39 Acre 534 Resid Improv Cat 12			
West: 0.44 Acre 537 Res Improv Cat 15			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> X No If yes, which city?:			
Detailed directions to site: From Sandpoint. 95 South to Sagle Road. Follow to Camp Bay Road. R to Elliot Bay Road. Left follow Elliot Bay Road to Driftwood Shore.			

NARRATIVE STATEMENT:

Describe whether conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control. BCRC 12-234(a) *Explain why it is not possible to comply with the ordinance standards. Example: A site may have excessive slopes that prevent a structure from meeting the required setbacks. See Attached*

Explain how special conditions and circumstances do not result from the actions of the applicant. BCRC 12-234(b) *Example: Did the applicant reduce the size of his/her parcel, thereby creating an "unbuildable" parcel? See Attached*

Explain how granting the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the

subject parcel or lot. BCRC 12-234(c) *Explain how the proposed use is compatible with adjoining land uses. Example: Will approval of the variance result in a potential obstruction of public access or cause a safety hazard? Are there effects of elements on adjoining property such as noise, light glare, odor, fumes and vibration? See Attached.*

ACCESS INFORMATION:

Please check appropriate boxes:

x	<u>Private Easement</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: Driftwood Shore is a 12' wide hard surface within a 16' ROW.
<input type="checkbox"/>	<u>Public Road</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: At the lakefront, the lot has a narrow strip of land with a mild slope toward the approximately 13%. To the north there is a steep sidehill running parallel and adjacent to Driftwood Shore.

Water courses (lakes, streams, rivers & other bodies of water): Lake Pend Oreille

Is site within a floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Firm Panel #: DFIRM 1000_	Map designation: AE__
Springs & wells: None _____			

Existing structures (size & use): Existing Residential See Assessor Data. Existing accessory outbuildings. See the attached photos. _____			

Land cover (timber, pastures, etc): Rocky shoreline with a few pines and fir trees within the 40' lakefront setback. _____			

Are wetlands present on site?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		Source of information: National Map	
Other pertinent information (attach additional pages if needed): See Attached _____			

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	Existing Community System - List name of sewer district or provider and type of system: _____
<input type="checkbox"/>	Proposed Community System – List type & proposed ownership: _____
<input checked="" type="checkbox"/>	Individual system – List type: Newer Sub-surface septic per PHD. _____
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____	

Water will be supplied by:	
<input type="checkbox"/>	Existing public or community system - List name of provider: _____

<input type="checkbox"/>	Proposed Community System – List type & proposed ownership: _____ _____
<input checked="" type="checkbox"/>	Individual well: 5.3 GPM Per IDWR Well Data. _____ _____

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Existing cabin utilized water pumped from lake. _____

Distance (in miles) to the nearest:

Public/Community Sewer System: ~6

Solid Waste Collection Facility:~5

Public/Community Water System:N/A

Fire Station:~12

Elementary School:~11

Secondary Schools:~17

County Road:~0.6

County Road Name:Elliot Bay Road

Which fire district will serve the project site? Sagle _____

Which power company will serve the project site? Northern Lights _____

How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)

Property Rights:See Attached _____

Population: See Attached _____

School facilities & Transportation:See Attached _____

Economic Development:See Attached _____

Land Use:See Attached _____

Natural Resources:See Attached _____

Hazardous Areas: See Attached _____

Public Services: See Attached _____

Transportation:See Attached _____

Recreation: See Attached _____

Special Areas or Sites: See Attached _____

Housing: See Attached_____

Community Design: See Attached_____

Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Jeremy Grimm_____ Date: 4.11.2025_____
Authorized Representative
Landowner's signature:_____ Date: _____